WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,944.00

Kalista L. W. Dodd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamisha Bass	SNBC MORTGAGE CORP.	95-11-68.00
(NAME)	(NAME)	
436 Adair Road	9311 SAN PEDRO AVE, SUITE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Kalista Cunningham, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamisha Bass, a married woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 80 on the Plan of Cloverdale, Section 2, and revision of Lots 21 and 22, Section 1, as shown on plat of record in Plat Book 2133, Page 58,in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kalista Cunningham, unmarried, by deed of record in Instrument Number 20131104-0114270, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Cloverdale, Section 2, of record in Book 2133, Page 58, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2149, Page 525, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 436 Adair Road, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140070103 DEEDWARR
Recvd: 09/18/14 15:43 2 pgs
Fees:13.00 Taxes:536.29
20140918-0085948

Witness my hand this 15th day of September, 2014.

Kalista Cunningham

STATE OF Kentucky
COUNTY OF McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kalista Cunningham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of September, 2014.

Commission expires:

Rebecca Higgins N.P.
Notary Public

Comession Expires 9-20-2016

REBECCA HIGGINS NOTARY PUBLIC STATE AT LARGE